

29th June 2026

John Sykes

1

MULBERRY LODGE CUDLOW GARDENS
RUSTINGTON
BN16 2RN

Case Officer: Hebe Smith
Telephone: 01903 737626
Email: hebe.smith@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: R/84/26/PL

Site Address: Ground Floor 55-57 Sea Lane Rustington BN16 2RQ

Description of works: New commercial kitchen extractor installed on rear facade of outbuilding, alterations to existing windows and doors at rear ground floor level and the erection of a covered walkway structure in rear garden. This application is in CIL Zone 4 and is Zero Rated as other development.

Thank you for your internet representation made on 29th June 2026 which has been recorded as an objection with the comments as follows:

OWPC84456

As a follow-up to my previous objection:

It is noted that a different fan proposal has now been submitted, for a contra-rotating axial fan unit in place of the axial fan previously proposed. Unfortunately, there's no narrative to explain the reason for this or how this should be interpreted by the Planning Officer or neighbours as beneficial (or detrimental), for that matter.

Contra rotating fans are widely acknowledged to be noisier units than equivalent single fan axial units due to the additional propeller airflow disturbances and interaction between the two rotors producing a 'beating' effect. How will this 'improve' the sound profile and what are the differences in the acoustic band sound pressure levels between the two proposals that are of interest (or benefit) to the neighbours? There is no explanation, or reasoning.

Although it is welcomed that the applicant (or the applicant's agent) have acknowledged that there is a serious deficiency in the current extract system design, the real problem lies in the unacceptably poor initial basic design and low outflow position, not the technical specification of the fan.

Changing the fan type will not resolve the low altitude odour release point or the proximity to surrounding first floor bedrooms and other residential windows that are inherent (and very basic) ventilation extract system design shortfalls. The proposed design has not been amended and remains totally inadequate, as does siting, odour and acoustic/vibration control.

This proposal remains technically unacceptable and totally inappropriate to the location and close proximity to residential dwellings for both smell and noise generation reasons - this site is NOT an appropriate location for a commercial kitchen.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>